



Town of Belmont

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BELMONT, MA.

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## APPLICATION FOR A SPECIAL PERMIT

Date: MAY 2, 2014

Zoning Board of Appeals  
Homer Municipal Building  
19 Moore Street  
Belmont, MA 02478

To Whom It May Concern:

Pursuant to the provisions of Massachusetts General Laws, Chapter 40A, Section 9, as amended, and the Zoning By-Laws of the Town of Belmont, I/we the undersigned, being the owner(s) of a certain parcel of land (with the buildings thereon) situated on 648 TRAPELO Street/Road, hereby apply to your Board for a **SPECIAL PERMIT** for the erection or alteration on said premises or the use thereof under the applicable Section of the Zoning By-Law of said Town for \_\_\_\_\_

A SPECIAL PERMIT FOR A RESTAURANT WITH  
DIMENSIONAL CHANGE REQUIREMENT AS  
INDICATED ON THE SUBMITTED PLANS.

on the ground that the same will be in harmony with the general purpose and intent of said Zoning By-Law.

Signature of Petitioner

Print Name CHRISTOPHER STARR, MANAGER

Address SMITH LEGACY PARTNERS III, LLC  
6 LITTLEFIELD ROAD, AXTON, MA

Daytime Telephone Number (978) 502-2276

# SMITH LEGACY PARTNERS SERIES LLC

April 2, 2014

Town of Belmont  
Office of Community Development  
Homer Municipal Building  
19 Moore Street  
Belmont, MA 02478

To whom it may concern,

Enclosed is the application and attendant drawing and exhibits for a special permit for 6-8 Trapelo Road in Belmont MA. This permit is being requested for a restaurant with a dimensional change requirement as indicated on the submitted plans. Initially, it is contemplated that this would be a relocation site for the Starbucks that currently is operating in Cushing Square. We further plan to have Starbucks return to the new Cushing Village development upon completion of that development in 2015. The 6-8 Trapelo Road site will then continue to be used for the new use granted under the Special permit.

The occupancy requested for the site is for 30 occupants.

Specific responses to the Town of Belmont requirements are indicated below.

- 1.) Professionally drawn plans are included which include the layout of the café / take-out restaurant
- 2.) Plans indicate use of the basement for storage.
- 3.) The location is going to be a Starbucks facility (or equivalent) and therefore will not have grilling or frying
- 4.) Menu is a typical cafe / take-out restaurant menu consisting of coffee and pastries, and prepackage microwavable sandwich products. To get a better sense of the proposed menu, please review Starbucks' typical menu: <http://www.starbucks.com/coffee>.
- 5.) Dumpster location is as indicated on the enclosed site plan. Rodent control and pick up will be done as needed and according to Starbucks nationally recognized standards. Also the Dumpster location will be screened with a screening material acceptable to the Town of Belmont.
- 6.) This location will need to have an easily accessible grease trap installed under the sink or in the basement due to lack of outdoor space for such equipment. We will size accordingly.

## Fire Prevention Requirements:

- 1.) Commercial Cooking Extinguishing System is not applicable for this projected use
- 2.) Hood Ventilation System is not applicable for this projected use
- 3.) All fire safety equipment will be installed according to code and will be subject to annual safety tests.

## Community Development Requirements:

- 1.) Building Code Requirements: Plans are attached and will meet all applicable building codes including handicapped accessibility standards. This café will have two fully accessible bathrooms

## SMITH LEGACY PARTNERS SERIES LLC

as indicated on the plans. The restaurant will also have handicapped accessible tables which meet the State Building code.

- 2.) Signage is as indicated on the plans but will be further defined by the tenant's internal design team and will be consistent with the Town of Belmont signage requirements.
- 3.) Hours of operation will be between 6AM and 11:00 PM daily.
- 4.) Deliveries will be at various points in the day. Deliveries that can be made via the rear access will be done so.
- 5.) Parking will be street parking as indicated on attached plan, this will be for both employees and customers

### Plumbing and Gas Requirements:

- 1.) Two accessible unisex bathrooms are indicated on the plan
- 2.) Grease separator: addressed above

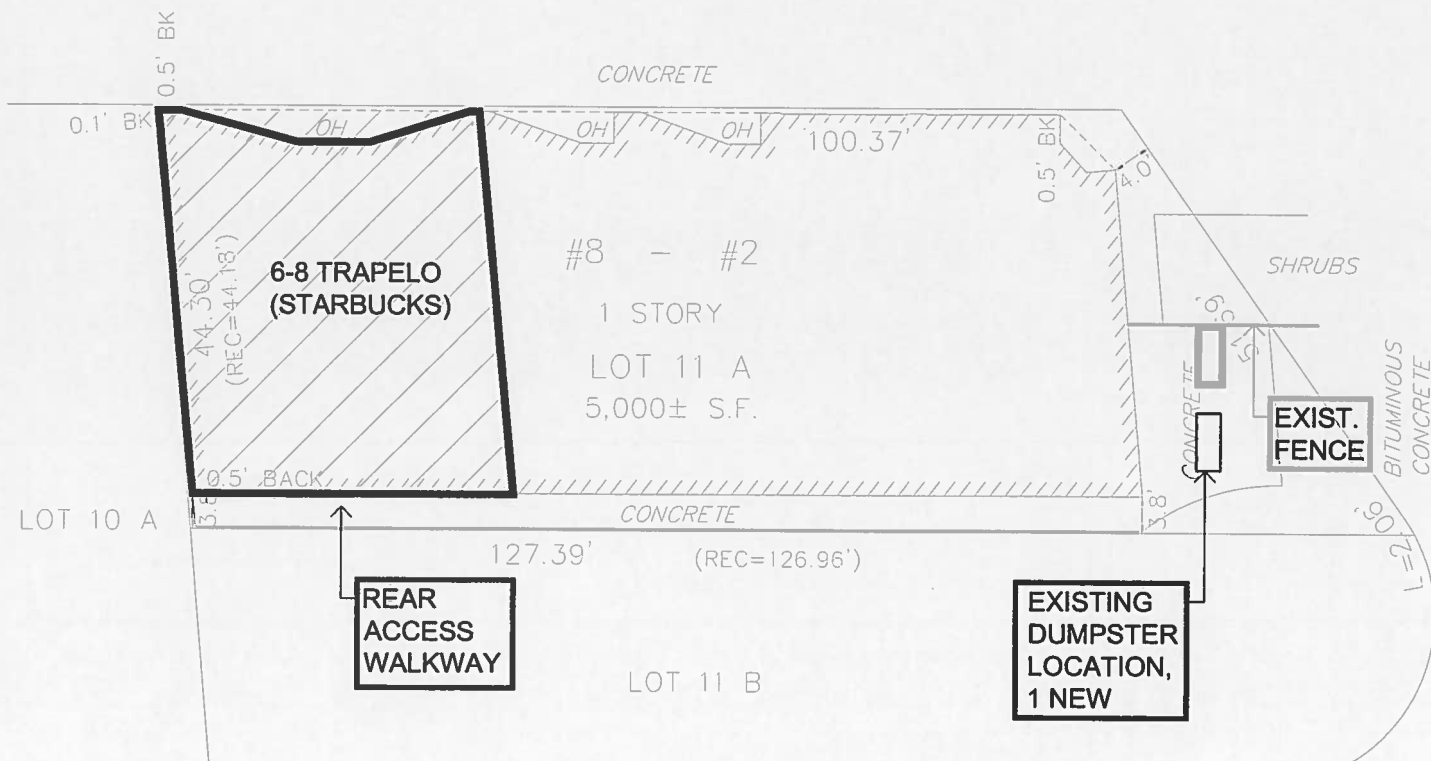
### Liquor License:

- 1.) No liquor license is being sought for this location at this time



Sincerely yours,  
Chris Starr  
Smith Legacy Partners  
6 Littlefield Road  
Acton MA 01720

# TRAPELO ROAD



THE PARCEL IS NOT LOCATED WITHIN A SPECIAL  
FLOOD HAZARD ZONE AS SHOWN ON FLOOD  
INSURANCE RATE MAP, TOWN OF BELMONT  
COMMUNITY PANEL NUMBER 250182 0001 B  
EFFECTIVE DATE JUNE 15, 1982

PREPARED FOR: CHRIS STARR

I HEREBY CERTIFY THAT THE BUILDING IS  
LOCATED AS SHOWN.

CERTIFIED PLOT PLAN  
#2-8 TRAPELO ROAD  
IN  
BELMONT, MA  
(MIDDLESEX COUNTY)

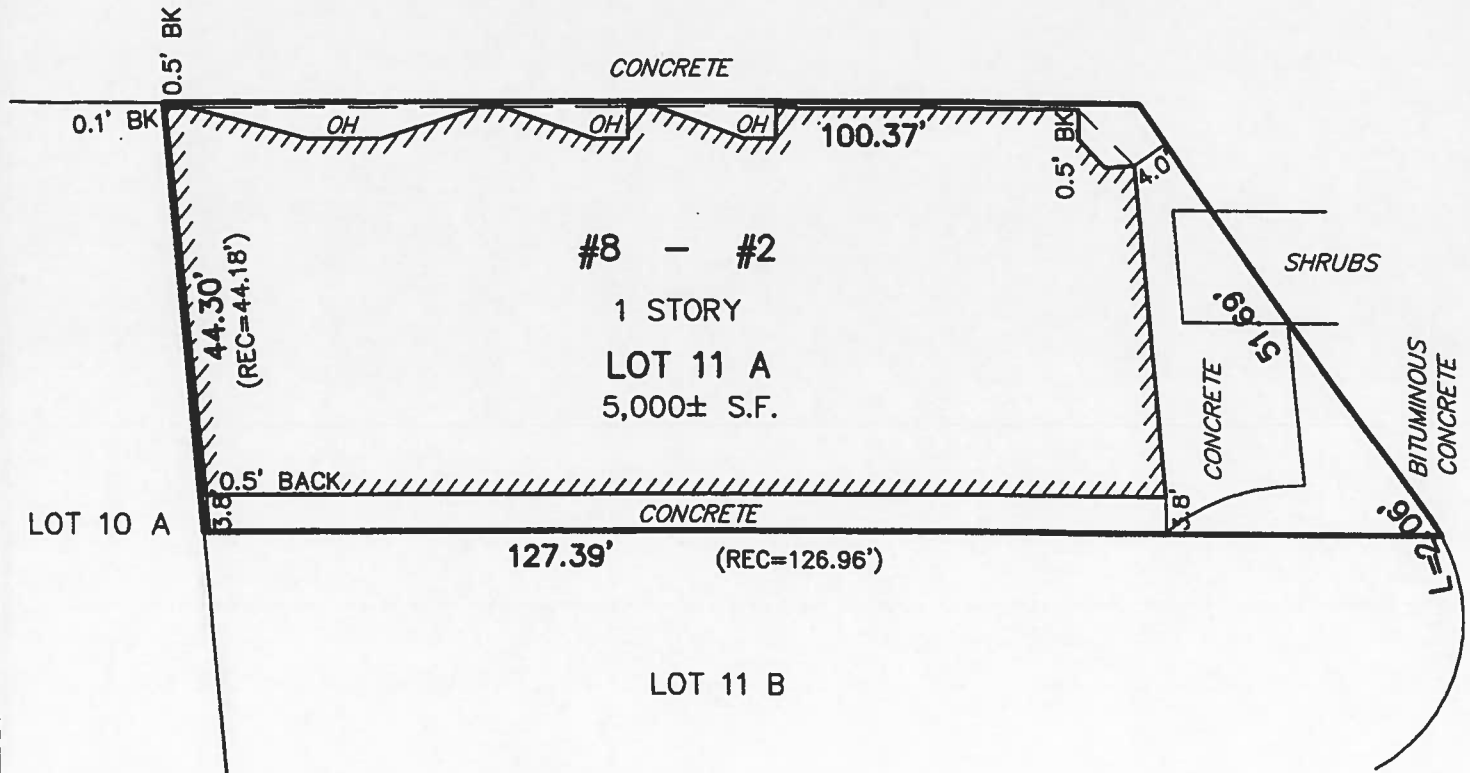
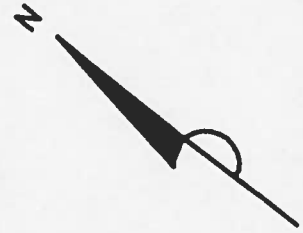
SCALE: 1" = 20' DATE: 3/24/2008



CLIFFORD E. ROBER, PLS DATE  
THIS PLAN MAY HAVE BEEN ALTERED IF  
THE SIGNATURE IS NOT SIGNED IN BLUE.

ROBER SURVEY  
1072A MASSACHUSETTS AVENUE  
ARLINGTON, MA 02476  
(781) 648-5533  
2782CP1.DWG

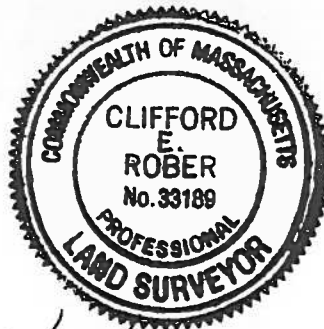
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*Clifford E. Rober* 3/24/08  
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- NOTES:**
1. ASSUMES NO BLOCKAGE OF EXISTING BUS STOPS OR FIRE HYDRANTS
  2. ASSUMED MAXIMUM NUMBER OF EXISTING ON-STREET PARKING SPACES
  3. RETAINS 12' FOOT LANES ALONG BELMONT STREET WITH PARALLEL ON-STREET PARKING WESTBOUND.

## Cushing Village

### Conceptual Belmont Street Parking Plan Belmont, Massachusetts

SCALE 1" = 40'





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